181.0	0006	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,700 / 656,700
					USE VALUE:	656,700 / 656,700
					ASSESSED:	656,700 / 656,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		KEATS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAURO GINA D & BIANCA R/TRS
Owner 2:	B&G ARLINGTON REALTY TRUST
Owner 3:	
Street 1:	40 SHELLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TAURO GINA D & BIANCA -
Owner 2:	-
Street 1:	105 WEBSTER STREET #105
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,400 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1967, having primarily Vinyl Exterior and 1689 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	221,900	6,400	428,400	656,700
Total Card	0.147	221,900	6,400	428,400	656,700
Total Parcel	0.147	221,900	6,400	428,400	656,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.76 | /Parcel: 388.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	122780
GIS Ref	
GIS Ref	
Insp Date	07/10/18

!14208!

PREVIOUS ASSESSMENT

Parcel ID: 181.0-0006-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,900	6400	6,400.	428,400	656,700	656,700	Year End Roll	12/18/2019
2019	101	FV	238,700	6700	6,400.	428,400	673,800	673,800	Year End Roll	1/3/2019
2018	101	FV	238,700	6700	6,400.	361,100	606,500	606,500	Year End Roll	12/20/2017
2017	101	FV	238,700	6700	6,400.	330,500	575,900	575,900	Year End Roll	1/3/2017
2016	101	FV	238,700	6700	6,400.	281,500	526,900	526,900	Year End	1/4/2016
2015	101	FV	204,100	6900	6,400.	244,800	455,800	455,800	Year End Roll	12/11/2014
2014	101	FV	204,100	6900	6,400.	226,400	437,400	437,400	Year End Roll	12/16/2013
2013	101	FV	204,100	6900	6,400.	215,400	426,400	426,400		12/13/2012

PRINT

Date	Time
12/11/20	04:04:41

LAST REV

Date	Time
07/27/18	09:57:39
apro	
14208	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAURO GINA D &	67798-486		8/12/2016	Convenience	10	No	No		
HELFER ANN M TR	66434-71		11/26/2015	Estate/Div	470,000	No	No		
HELFER ANN M,	55074-97		7/30/2010	Convenience	1	No	No		
HEFLER JOHN F	24444-118		4/11/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/29/1996	43	Manual	1,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	189	PATRIOT
12/28/1999	Meas/Inspect	163	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	7									428,400						428,400	

Total AC/HA: 0.14692 | Total SF/SM: 6400 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 428,400 | Spl Credit | Total: 428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	18	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00539994
Adj $ / SQ:	128.943
Other Features:	93000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321663
Depreciation:	99715
Depreciated Total:	221947

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

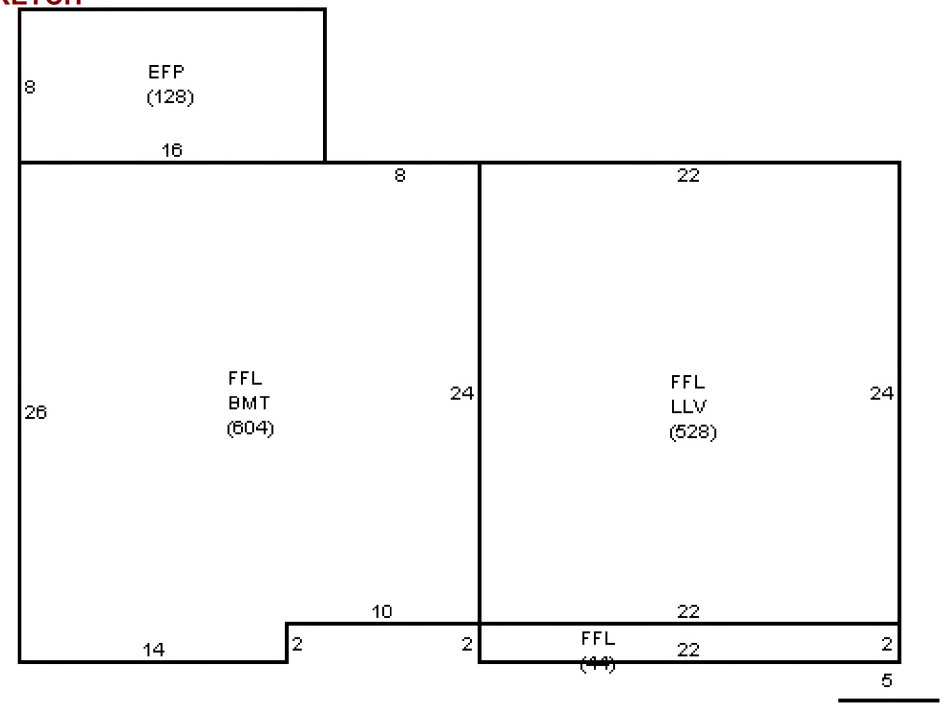
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.94
Special Features:	0	Val/Su Net:	91.09
Final Total:	221900	Val/Su SzAd	188.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	128.940	151,636
BMT	Basement	604	51.250	30,958
LLV	Lower Level	528	75.430	39,828
EFP	Enclos Porch	128	48.760	6,241

Net Sketched Area:	2,436			Total:	228,663
Size Ad	1176	Gross Are	2436	FinArea	1689

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0006-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1980	18.09	T	31.2	101			6,400			6,400
1	Metal Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400